

EXHIBIT 5

EXHIBIT "A"
ITEMIZATION OF CLAIM

Tenant American Freight of Tallahassee - lease rejection for property at 231 N Eastern Blvd, Montgomery, AL 36117
Re: Franchise Group, Inc. case No 24-12480 (JTD)

Filed Bankruptcy November 3, 2024

Account #0614-HO9795

Rejected as of December 18, 2024

Landlord MALCO
C/O Aronov Realty Management, Inc.
3500 Eastern Boulevard
Montgomery, Alabama 36116
(334)244-2504

MALCO
Montgomery, Al
Lease expiration: 12/31/2029

1 Liability arising from Debtor's failure to perform its obligation under the Lease
consisting of:

| Dates | | Charge | Amount Due | Amount Paid | Balance |
|-----------|-----------|-----------------------|------------|-------------|----------|
| 11/1/2024 | 11/2/2024 | Base Rent 2 days | 710.00 | | 710.00 |
| | | RTX - 2024 = 307 days | 3,347.18 | | 4,057.18 |
| | | | | | |
| | | | | | |

TOTAL PRE-PETITION

4,057.18

2 Liability entitled to priority under 11 U.S.C. 5093 (b) (1) (A) of the Bankruptcy Code
for administrative rents consisting of :

3 Damages arising out of the rejection of the Lease in the amount of \$131,790 representing Claimant's damages as limited by 11 U.S.C. § 502 (b) (6), which is the rent and additional rent reserved in the Lease for 12 months from the date of the petition. Tenant's Lease schedule to expire on December 31, 2029.

| <u>Date</u> | <u>Amount</u> | <u>Description</u> |
|-------------|---------------|--|
| | \$127,800.00 | Base Rent at \$10,650 X 12 months = \$127,800 |
| | \$3,990.45 | Real Estate Tax 12 months = \$3990.45 |

| | |
|---------------------------------|---------------------|
| TOTAL PRE-PETITION CLAIM | \$4,057.18 |
| TOTAL PRIORITY CLAIM | \$643.27 |
| TOTAL DAMAGE CLAIM | \$131,790.45 |
| TOTAL CLAIM | \$136,490.90 |

TOTAL DAMAGE CLAIM